GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T

Municipal Administration & Urban Development Department – Mandapeta Municipality - Change of land use from Agricultural land use to Commercial use to an extent of Ac.0.40 cents in R.S.No.844/1A2 of Mandapeta, Near Tollgate, Bye-pass Road as applied by Smt. R. Uma Maheswari – Draft Variation – Confirmation orders - Issued.

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.402 **Dated:16.11.2017**

Read the following:-

1. From the DTCP, AP, Guntur, Lr.Roc.No.666/2017/R1, dt:28.02.2017.
2. Govt. Memo No.505029/H1/2017, dt:09.05.2017.
3. From the DTCP, AP, Guntur, Lr.Roc.No.666/2017/R1, dt:08.06.2017.
4. Govt. Memo No.11411/I2/2011, MA & UD (I2) Dept., Dt:30.06.2012.
5. Govt.Memo.No.505029/H1/2017, MA&UD (H1) Dept., Dt.22.06.2017.
6. Andhra Pradesh Gazette No.234, Part-I, Dt.23.06.2017.
7. From the DT&CP, A.P., Guntur, Lr.Roc.No.666/2017/R1, Dt.31.08.2017

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ORDER:

The Draft variation to the land envisaged in Mandapeta Municipality, Mandapeta issued in the reference 5th cited was published in the Andhra Pradesh Gazette No.234, Part-I, Dt.23.06.2017 in the reference 6th cited. The Director of Town & Country Planning, AP, Guntur in the reference 3rd read above has reported that, the Commissioner, Mandapeta Municipality, Mandapeta has informed that the applicant has paid an amount of Rs.13,000/- vide Receipt No.05/2017-18/3362, Dt.19.05.2017 towards Development/ Conversion Charges for the proposed change of land use.

2. The Director of Town & Country Planning, AP, Guntur in the reference 7th read above, has reported that, the Commissioner, Mandapeta Municipality, Mandapeta has published the draft variation appendix notification one (1) in Deccan Chronicle (English version) one (1) in Eenadu (Telugu version) respectively on 04.07.2017 calling for objections/suggestions from the general public. On publication of notification, one Sri Gadu Satyanaryana raised objection regarding the change of land use from Agricultural land use to Commercial land use that the land in Sy.No.844 is situated outside the Municipal boundary and requested to retain the said land use for the forth coming generation utilization. The Commissioner, Mandapeta Municipality has clarified that the Sy.No.844 is falling in the jurisdiction of the Municipality and is earmarked as Agricultural land use and informed that the proposal has been forwarded with the concurrence of Council as per provisions under Section 15(1) of APTP Act, 1920. Hence, the draft variation issued in the reference 5th cited is confirmed.

3. The appended notification will be published in the next issue of the Andhra Pradesh Gazette i.e., 17.11.2017.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase AP, Vijayawada.
The Director of Town and Country Planning, Andhra Pradesh, Guntur.
The Commissioner, Mandapeta Municipality, Mandapeta, East Godavari District.

(P.T.O.)

Copy to:

The individual through the Commissioner, Mandapeta Municipality, Mandapeta, East Godavari District.
The District Collector, East Godavari District.
SF/SC.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following draft variation to the Mandapeta General Town Planning Scheme, the Master Plan, sanctioned in G.O.Ms.No.481, MA., dated:19.09.2000 proposed to make in exercise of the powers conf erred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

DRAFT VARIATION

The site in R.S.No.844/1A2 of Mandapeta to an extent of Ac.0.40 cents and the boundaries of which are as shown in the schedule hereunder and which is earmarked for Agricultural land use in the General Town Planning Scheme (Master Plan) of Mandapeta Town, sanctioned in G.O.Ms.No.481, MA Dt:19.09.2000 is now designated for Commercial use by variation of change of land use basing on the Council Resolution No:1065, dated:30.01.2017 as marked as “A to D” in the revised part proposed land use map bearing G.T.P. Map No.29/2017/R available in the Municipal Office of Mandapeta Town, **subject to the following conditions that;**

1. The applicant shall obtain prior Technical Clearance from the Competent Authority before commencement of any developmental activity at the site under reference.
2. The applicant shall provide buffer towards Puntha on western side as per G.O.Ms.No.119, dated 28.03.2017.
3. The applicant shall submit Land Conversion Certificate from Revenue Divisional Officer concerned.
4. The title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North : R.S.No.844/1A1
East : Existing 100’-0’’ wide Bye-pass road
South : R.S.No.844/1A3
West : Existing Puntha Road

R. KARIKAL VALAVEN
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER